



Loggans Road

Loggans

Hayle

TR27 4PL

Asking Price £295,000

- SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- GAS CENTRAL HEATING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
 - DRIVEWAY
- OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- POPULAR RESIDENTIAL LOCATION
- A MUST SEE PROPERTY
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 971.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this deceptively spacious, well presented, three bedroom, dormer bungalow. The gas heated accommodation briefly comprises; entrance hallway, w/c, lounge, open plan kitchen/diner with access to the rear. The first floor comprises, three bedrooms, and a family bathroom with separate shower cubicle. To the front of the property, a brick paved driveway provides offroad parking, whilst to the rear there is an enclosed, low maintenance garden,

LOCATION

Loggans Road is a popular residential area, situated on the outskirts of Hayle, well placed for access to the famous three mile sandy beach, which is a popular destination for water sports like surfing and kite surfing, as well as dog walking and family activities. The property is located within walking distance to the local supermarket and recreational park whilst also having direct access to bus routes in and around the county.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door into...

ENTRANCE HALLWAY

Oak laminate flooring, double glazed window to the front, staircase leading to the first floor level, with a useful understairs storage cupboard, door into...

W/C

Low level w/c, pedestal wash hand basin with monobloc tap, radiator, tiled flooring, light and shaver socket, obscured double glazed window to the front.

LOUNGE

Oak laminate flooring, radiator, double glazed window to the front, double doors leading into...

DINING ROOM

Oak laminate flooring, radiator, double glazed window to the side, and double glazed French doors to the rear aspect, open into...

KITCHEN

Fitted with a range of attractive, white high gloss, base and wall mounted units with wood effect work surfacing over. Stainless steel sink and drainer, mixer tap, double glazed window to the rear, wall mounted gas combination boiler, four ring gas hob, tiled splash back, stainless steel extractor above.

Integrated eye level oven and grill, integrated wine cooler, tiled flooring, breakfast bar, space for washing machine, dishwasher and fridge freezer, inset ceiling spot lights.

From the entrance hallway, a staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, radiator, loft hatch, door into...

BEDROOM

Fitted carpet, radiator, double glazed window to the front, part sloping ceiling, built in eaves storage cupboards, built in cupboard with hanging rail and shelving.

BEDROOM.

Fitted carpet, radiator, sloping ceiling with Velux roof light to the rear.

BEDROOM..

Fitted carpet, sloping ceiling, with Velux roof light to the rear.

BATH/SHOWER ROOM

Panel enclosed bath with tiled surround, pedestal wash hand basin, low level w/c with push button flush.

Sloping ceiling with Velux roof light, heated towel rail, shower cubicle, fitted with a mains fed shower, tiled surround, inset ceiling spot lights, tiled flooring, ceiling mounted extractor fan.

OUTSIDE

The property is approached via a brick paved driveway, providing off road parking, steps lead to the front door.

Gated access to the side of the property leads to...

REAR GARDEN

Designed for low maintenance in mind, laid to granite chippings, enclosed by walling and fencing.

A ramped access leads to the rear doors and there is a useful timber shed, proving additional storage.

SERVICES

Mains gas, water, electricity and drainage. The property is heated via a gas fired combination boiler, located in the kitchen.

DIRECTIONS

From our office in Hayle, turn left along Fore Street and go past the recreation park. At the mini roundabout by Lidl Supermarket, turn left onto Loggans Road, continue up the hill where the property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information:

Council Tax band: B

Tenure: Freehold



Property type: House
Property construction: Standard construction
Energy Performance rating: Survey Instructed
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0



Floor 1

Approximate total area⁽¹⁾

971 ft²
90.3 m²

Reduced headroom

64 ft²
5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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